



21 Wallace Lane

Whelley, Wigan, WN1 3XT

Price £145,000



Sapphire Homes are delighted to offer For Sale this deceptively spacious and well presented 3 bedroom mid terraced home that is located in a popular residential area in Whelley and offers close proximity to local schools, amenities and transport links as well as being a short walk from the Town Centre and Haigh Hall Plantations for those who enjoy walking. In brief the accommodation comprises of a welcoming entrance hallway, lounge and to the rear elevation is a large extended open plan modern fitted kitchen / dining / family room with doors leading to the rear garden. To the first floor the landing area gives access to three bedrooms and there is a family bathroom with three piece suite in white with shower over bath. The property has been newly refurbished throughout and offers well appointed living space making it perfect for a growing family. The property is warmed by Gas Central Heating and also boasts a modern tasteful décor and UPVC double glazing throughout. Externally to the front elevation the property is pavement fronted and to the rear there is a low maintenance patio garden with rear and side access. The property is perfectly suited to a couple or family and early internal viewing is a must to appreciate in full. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kichen / Dining / Family Room

FIRST FLOOR

Landing

Bedroom 1

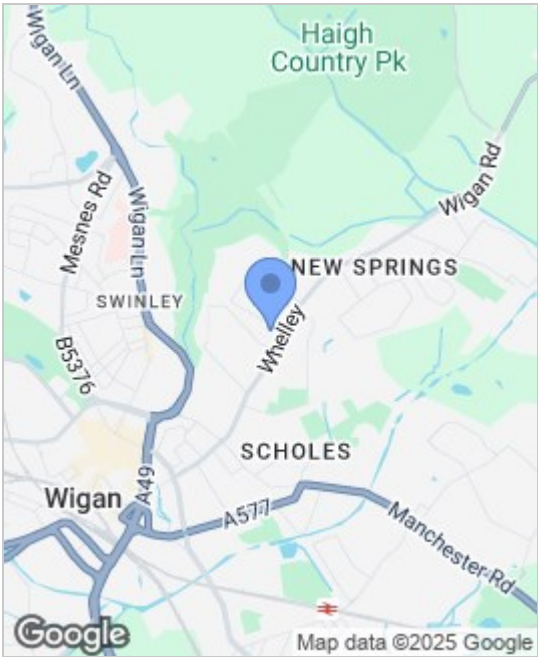
Bedroom 2

Bedroom 3 / Study

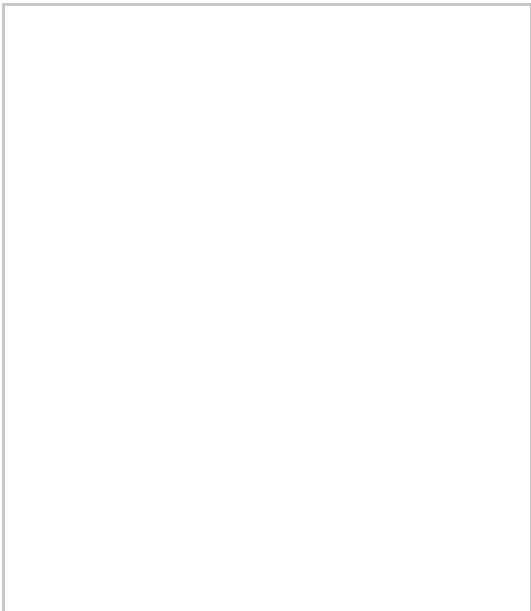
EXTERNAL

Rear Garden

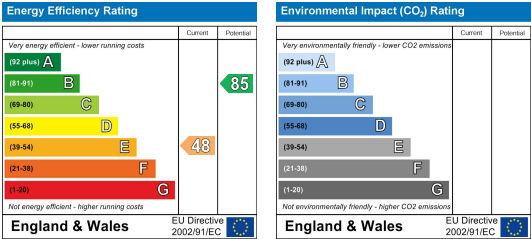
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

